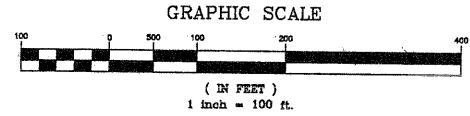


KEY MAP LEGEND

- PROPERTY BOUNDARY
- EASEMENTS
- EDGE OF PAVEMENT
- EXISTING BUILDING

- EASEMENT NOTES:**
- A EXISTING SD&E EASEMENT FOR PUBLIC UTILITIES GRANTED JULY 10, 1979 AS INSTRUMENT NUMBER 79-284903 OF O.R.
 - B EXISTING SD&E EASEMENT FOR PUBLIC UTILITIES GRANTED JULY 10, 1979 AS INSTRUMENT NUMBER 79-284917 OF O.R.
 - C EXISTING PACIFIC BELL TELEPHONE EASEMENT FOR PUBLIC UTILITIES GRANTED JULY 13, 1979 AS INSTRUMENT NUMBER 79-291401 OF O.R.
 - D EXISTING PACIFIC BELL TELEPHONE EASEMENT FOR PUBLIC UTILITIES GRANTED JULY 13, 1979 AS INSTRUMENT NUMBER 79-291402 OF O.R.
 - E EXISTING ROAD AND PUBLIC UTILITY EASEMENT GRANTED NOVEMBER 7, 1980 AS INSTRUMENT NUMBER 80-376581 OF O.R.
 - F EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES PER DEED REC. MARCH 23, 2005 AS DOC. NO. 2005-0238407.



NOTE:
THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERT. HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS, TO PROTECT AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED AND MUST BE COMPLETED AND ESTABLISHED PRIOR TO ROUGH APPROVAL OF THE GRADING AND BUILDING PERMITS.

NOTE:
ALL CUT AND FILL SLOPES CREATED BY GRADING FOR STREETS AND DRIVEWAYS SHALL BE HYDROSEED WITH SAN DIEGO COUNTY APPROVED HYDROSEED MIXTURE. HYDROSEED SLOPES SHALL BE IRRIGATED BY WATER TRUCK UNTIL THE MIXTURE GERMINATES AND GROWTH IS ESTABLISHED.

NOTE:
NO CLEARING OR GRADING WITHIN 300 FEET OF THE HABITAT DURING Gnatcatcher BREEDING SEASON.

SPECIFIC ENVIRONMENTAL NOTE:
RESTRICT ALL BRUSHING AND CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 300 FEET OF NATIVE HABITAT DURING THE BREEDING SEASON OF MIGRATORY BIRDS. THIS IS DEFINED AS OCCURRING BETWEEN FEBRUARY 15TH AND AUGUST 31ST. THE DIRECTOR OF PLANNING AND LAND USE MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE U.S. FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME, THAT NO ACTIVE NESTS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING.

WORK TO BE DONE:

GRADING AND DRAINAGE WORK CONSISTS OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS. THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2003 EDITION AND PER THE SAN DIEGO COUNTY GRADING ORDINANCE.

ITEM	STANDARD DWG.	LEGEND
RIP-RAP	D-40	
CUT SLOPE (1-1/2:1 MAX)		
FILL SLOPE (2:1 MAX)		
DAYLIGHT LINE		
EXISTING CONTOUR		
FINISH CONTOUR		
FINISH SPOT ELEVATION		
DIRECTION OF DRAINAGE		
SILT FENCE	SC-1	
GRAVEL BAGS	SC-6, SC-8	
SLOPE STABILIZATION	SC-3, SC-4 SEE SLOPE AND PAD STABILIZATION NOTES, SHEET 2	
STABILIZED CONSTRUCTION ENTRANCE	TC-1	

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH THE CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY, AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

CREW ENGINEERING AND SURVEYING
5725 KEARNY VILLA ROAD, SUITE D
SAN DIEGO, CA 92123
(858) 571-0555

RONALD C. ASHMAN, R.C.E. 34300
MY REGISTRATION EXPIRES 9-30-09

OWNER/PERMITTEE:

CLAUDINE TURNER
2608 WEST CANYON AVENUE
SAN DIEGO, CA 92123
(619) 246-8012

LEGAL DESCRIPTION:

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBER:

187-520-11

ADDRESS:

VACANT LOT
25569 RUA MICHELLE
ESCONDIDO, CA 92026

CREW ENGINEERING AND SURVEYING

5725 KEARNY VILLA ROAD, STE. "D"
SAN DIEGO, CA 92123
(858) 571-0555

RONALD C. ASHMAN
R.C.E. 34300 EXPIRES: SEPT. 30, 2009

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

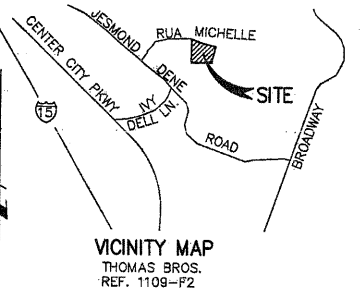
PERMITS	
BOUNDARY ADJUSTMENT	N/A
REZONE PERMIT NO.	N/A
SPECIAL USE PERMIT NO.	N/A
TENTATIVE MAP NO.	N/A
N. O. I. NO.	N/A

BENCH MARK	
DESCRIPTION: JSMD 001, SP226 PG 3&5	JESMOND DENE
LOCATION: NAD83 E:6298024.395, NAD83 N:2008593.904	
RECORD FROM: COUNTY OF SAN DIEGO DPW	
ELEVATION: 924.52	DATUM: NAD1929

GRADING GENERAL NOTES:

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ALL SLOPES WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
SAN DIEGO GAS AND ELECTRIC
PACIFIC TELEPHONE
CATV
SEWER
WATER
1-800-422-4133
- A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL FOR ANY FOUNDATIONS FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 8:00 p.m. EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTH MOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS:**
CUT - 1-1/2:1 FOR MINOR SLOPES; 2:1 FOR MAJOR SLOPES
FILL - 2:1
SLOPES DEVIATING FROM ABOVE WILL REQUIRE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AFTER A REVIEW OF A REPORT FROM A SOILS ENGINEER.
EXCAVATION 2560 C.Y. FILL 2560 C.Y. WASTE/IMPORT 0 C.Y.
A SEPARATE VALID PERMIT MUST BE OBTAINED FOR EITHER WASTE OR IMPORT AREAS.
- SPECIAL CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
- C.W.P. STORM DRAINS SHALL BE CERTIFIED BY THE SOILS ENGINEER TO HAVE 25 YEAR SERVICE LIFE FOR PRIVATE STORM DRAIN PIPES, FOR THE PARTICULAR SOIL AND LOCATION SHOWN ON THE PLANS. THIS CERTIFICATION SHALL BE MADE PRIOR TO THE INSTALLATION OF THE STORM DRAIN.
- THE CONSTRUCTION OF ONE A.C. STANDARD RESIDENTIAL DRIVEWAY PER LOT, LOCATION TO BE DETERMINED IN THE FIELD BY THE ENGINEER OF WORK. A.C. SURFACING OF DRIVEWAY TO EXTEND FROM CURB TO PROPERTY LINE. USE STANDARD DRAWING DS-7.
- ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, D-75.
- ALL STORM DRAINS WILL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS
- FINISH GRADING SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AND INSPECTED BY COUNTY ENGINEER FOR DRAINAGE CLEARANCE. (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH GRADING BECAUSE OF POTENTIAL SURFACE DRAINAGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION.)
- EARTHWORK QUANTITIES SHOWN ARE FOR BOND ESTIMATING PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, COMPACTION, SETTLEMENT, ETC. CONTRACTOR SHOULD VERIFY QUANTITIES PRIOR TO BIDDING.

JESMOND DENE



ENGINEER'S NAME: CREW ENGINEERING AND SURVEYING
PHONE NO. (858) 571-0555

PRIVATE CONTRACT		
SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	4 SHEETS
GRADING PLANS FOR: 25569 RUA MICHELLE ESCONDIDO, CA. 92026 CALIFORNIA COORDINATE INDEX: 366-1737		
Approved For Douglas M. Isabel COUNTY ENGINEER	By: Ronald C. Ashman R.C.E. 34300	Engineer of work: Ronald C. Ashman R.C.E. 34300
GRADING PERMIT NO.	L-14349	

ER02-08-054 JN 1326

AS SUB 7/20/06 BW

STORMWATER PROTECTION NOTES

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.

2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 10 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.

3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.

4. A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS _____.

THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY THE COUNTY.

EROSION CONTROL NOTES:

1. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.

2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.

3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.

4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1 ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1 AND APRIL 30, APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR CREATION OF EMBANKMENT SLOPES.

5. CATCH-BASINS, DESILTING BASINS AND STORM DRAIN SYSTEM SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.

EROSION CONTROL NOTES (CONT.)

6. GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADEVENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

1. SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.

2. SEDIMENT BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.

3. UTILITY TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DIKE.

4. UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION TWO GRAVEL BAGS BELOW THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF STREET	INTERVAL	
LESS THAN 2%	AS REQUIRED	200 FEET MAXIMUM
2% TO 4%	100 FEET	
4% TO 6%	50 FEET	
OVER 6%	25 FEET	

5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUND SIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.

6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.

7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

SILTATION AND SEDIMENT CONTROL MEASURES NOTES (CONT.)

8. PROVIDE GRAVEL BAG CHEVRON SEDIMENT TRAPS IN ALL GRADED STREETS BEFORE PAVING. SEE DETAIL J, SHT. 5.

GRADE OF STREET	SUGGESTED INTERVAL BETWEEN CHEVRONS
LESS THAN 7%	50 FEET
OVER 7%	25 FEET

9. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS UNTIL HOUSE CONSTRUCTION IS COMPLETE. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.

GRADE OF STREET	SUGGESTED INTERVAL BETWEEN CHECK DAMS	NO. OF BAGS HIGH
LESS THAN 2%	200 FEET	1
2% TO 4%	100 FEET	1
4% TO 6%	50 FEET	1
6% TO 10%	50 FEET	2
OVER 10%	25 FEET	2

10. PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.

11. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.

12. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE REVIEWED AND MAINTAINED MONTHLY AND DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE. MAINTENANCE CREWS WILL BE REQUIRED TO HAVE ACCESS TO ALL AREAS.

13. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL ONSITE EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE CONSTRUCTION ACTIVITY. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR FROM IMPERVIOUS SURFACES.

14. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES: I.E. COUNTY ENGINEER, DEPARTMENT OF SANITATION AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.

15. INSTALL GRAVEL BAG CHECK DAMS AT 50' O.C. IN P.C.C. DITCHES UNTIL HOUSES ARE CONSTRUCTED.

16. INSTALL ROW OF SANDBAGS, 1 BAG HIGH, AT TOE OF ALL PAD. FILL SLOPES UNTIL VEGETATION IS ESTABLISHED.

SLOPE AND PAD STABILIZATION NOTES

1. FOR SLOPES 3:1 AND STEEPER USE ONE OF THE FOLLOWING:

a. PHYSICAL STABILIZATION THROUGH USE OF GEOTEXTILES, MATS, FIBER ROLLS (SS-7 OR ESC20), BONDED FIBER MATRIX (NOTES, SHT. 2), OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES.

b. VEGETATION STABILIZATION USING HYDROSEED (SS-4 OR ESC10) OR ACCEPTABLE LANDSCAPING MAY BE USED ONLY MAY 1 TO AUGUST 15. VEGETATION PROPOSED TO STABILIZE SLOPES MUST BE INSTALLED BY AUGUST 15, WATERED, AND ESTABLISHED PRIOR TO OCTOBER 1. ESTABLISHED VEGETATION SHALL HAVE A SUBSURFACE MAT OF INTERTWINED MATURE ROOTS WITH A UNIFORM VEGETATIVE COVERAGE OF 70 PERCENT OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS. EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. IF VEGETATION ESTABLISHMENT DOES NOT OCCUR BY OCTOBER 1, PHYSICAL STABILIZATION PER NOTE 1.a. MUST BE USED.

2. FOR SLOPES FLATTER THAN 3:1 BUT STEEPER THAN 20:1 USE ONE OF THE FOLLOWING:

a. PHYSICAL STABILIZATION USING AN APPROVED BMP PER NOTE 1.a. ABOVE.

b. PHYSICAL STABILIZATION USING HYDROMULCH WITH A GUAR BINDER.

3. FOR AREAS WITH A GRADE OF 5% OR LESS USE ONE OF THE FOLLOWING:

a. 100% PROTECTION USING GEOTEXTILES, MATS (SS-7 OR ESC20), OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (SS-5), TEMPORARY SEEDING (SS-4), MULCH/WOOD CHIPS (SS-3, SS-6, SS-8), OR JUTE MATTING (SS-7).

b. AREAS OF GRADED PADS THAT HAVE ACTIVE STRUCTURE CONSTRUCTION UNDERWAY MAY BE PROTECTED BY ROLLED PLASTIC AS PART OF A WEATHER-TRIGGERED ACTION PLAN UNTIL THE STRUCTURE'S ROOF HAS BEEN COMPLETED. THE REMAINDER OF THE PAD AREA MUST CONTINUE TO BE PROTECTED USING EROSION CONTROL MEASURES IDENTIFIED IN 3.a. ABOVE.

ADVISORY NOTE ON STORMWATER OBLIGATIONS

THE ACTIVITIES SHOWN ON THESE PLANS ARE SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD AND MUST ALSO COMPLY WITH THE REQUIREMENTS OF THE SAN DIEGO COUNTY STORMWATER PERMIT. THIS INCLUDES REQUIREMENTS FOR MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON PROJECT CONSTRUCTION SITES. THE PERMITTEES OF OPERATIONS SHOWN ON THESE PLANS ARE OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES.

RIP-RAP SCHEDULE				
VEL	ROCK CLASS	RIP-RAP THICKNESS "T"	FILTER BLANKET	
			UPPER LAYER	LOWER LAYER
6-7	#3 BACKING	0.8'	D.G.	----
7-8	#2 BACKING	1.0'	D.G.	----
8-9.5	FACING	1.4'	D.G.	----
9.5-11	LIGHT	2.0'	3/4", 1 1/2" P.B.	----
11-13	1/4 TON	2.7'	3/4", 1 1/2" P.B.	SAND
13-15	1/2 TON	3.4'	3/4", 1 1/2" P.B.	SAND
15-17	1 TON	4.3'	TYPE B	SAND
17-20	2 TON	5.4'	TYPE B	SAND

NOTES:

1. FILTER BLANKET THICKNESS TO BE 1' OR "T" WHICHEVER IS LESS.
2. D.G. = DISINTEGRATED GRANITE, 1 MM TO 10 MM.
3. P.B. = PROCESSED MISCELLANEOUS BASE
4. TYPE B = TYPE B BEDDING MATERIAL (MINIMUM 75% CRUSHED PARTICLES, 100% PASSING 2 1/2" SIEVE, 10% PASSING 1" SIEVE.)
5. SAND = 75% RETAINED ON #200 SIEVE.

CREW ENGINEERING AND SURVEYING

5725 KEARNY VILLA ROAD, STE. "D"
SAN DIEGO, CA. 92123
(619) 571-0555

RONALD C. ASHMAN
RCE 34300 EXPIRES: SEPT. 30, 2009

BENCH MARK

DESCRIPTION: JSMO 001, SP226 PG 3&5
LOCATION: JESMOND DENE
NAD83 E:6298024.395, NAD83 N:2009593.904
RECORD FROM: COUNTY OF SAN DIEGO DPW
ELEVATION: 924.52 DATUM: NAD1929

PRIVATE CONTRACT

SHEET 2

COUNTY OF SAN DIEGO
DEPARTMENT OF PUBLIC WORKS

4 SHEETS

GRADING PLANS FOR:
**25569 RUA MICHELLE
ESCONDIDO, CA. 92026**

CALIFORNIA COORDINATE INDEX: 366-1737

Approved For Douglas M. Isabel
COUNTY ENGINEER

By:

Engineer of works:

Ronald C. Ashman R.C.E.: 34300

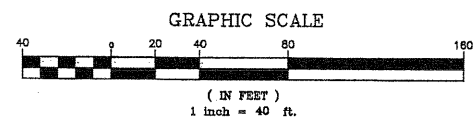
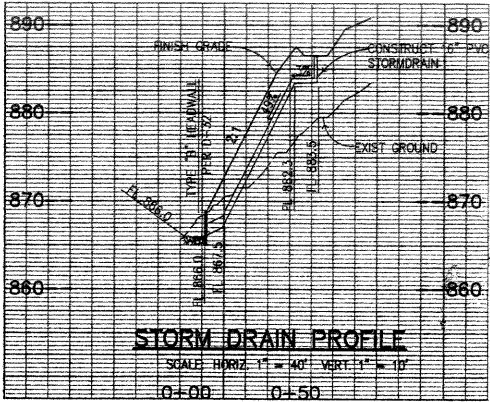
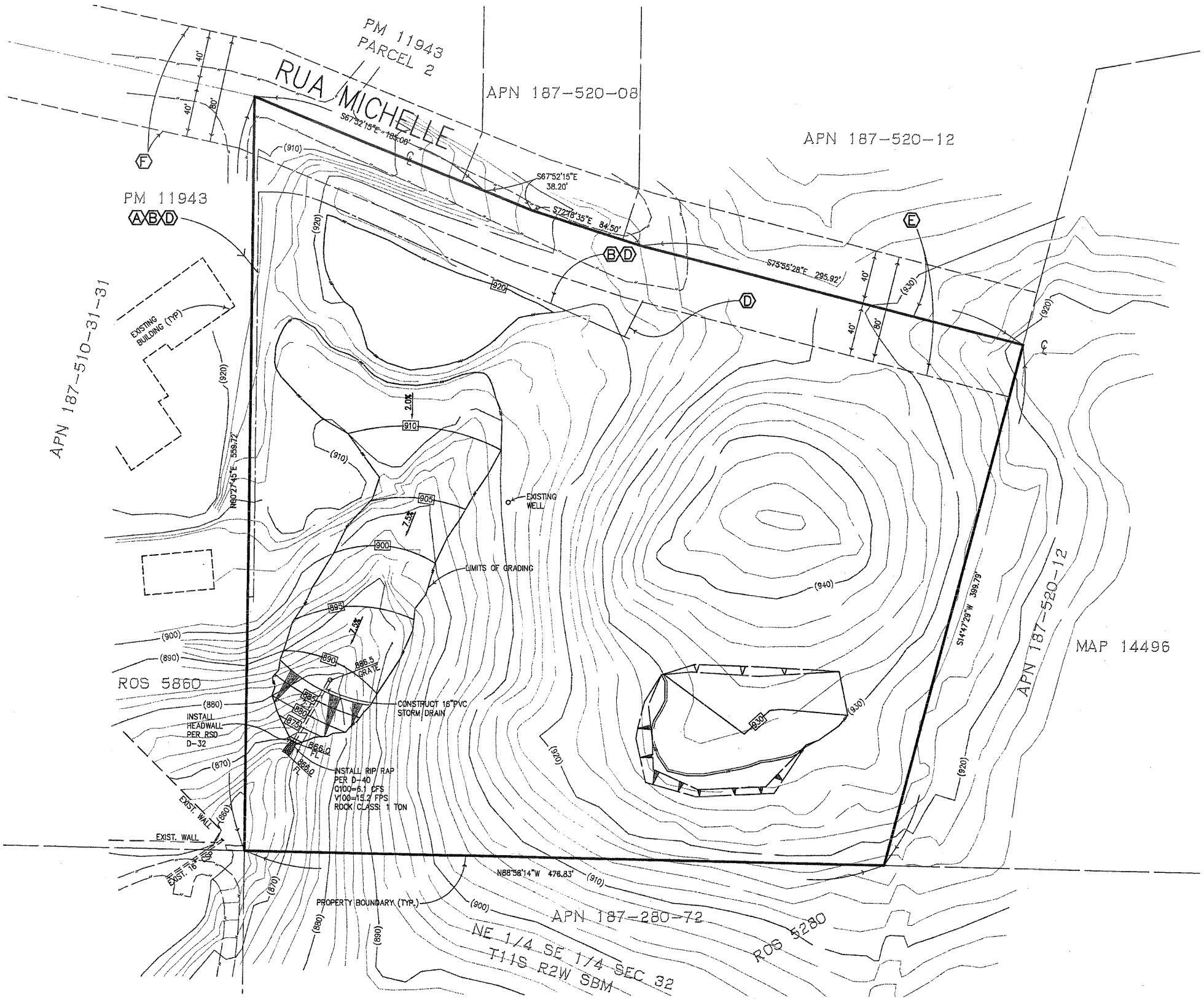
GRADING PERMIT NO. L-14349

ERO2-08-054

JN 1326

AS SUB 7/20/06 BY

ENGINEER'S NAME: CREW ENGINEERING AND SURVEYING
PHONE NO. (858) 571-0555



NOTES:
1. FOR EASEMENT NOTES DESIGNATED WITH

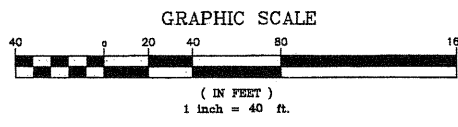
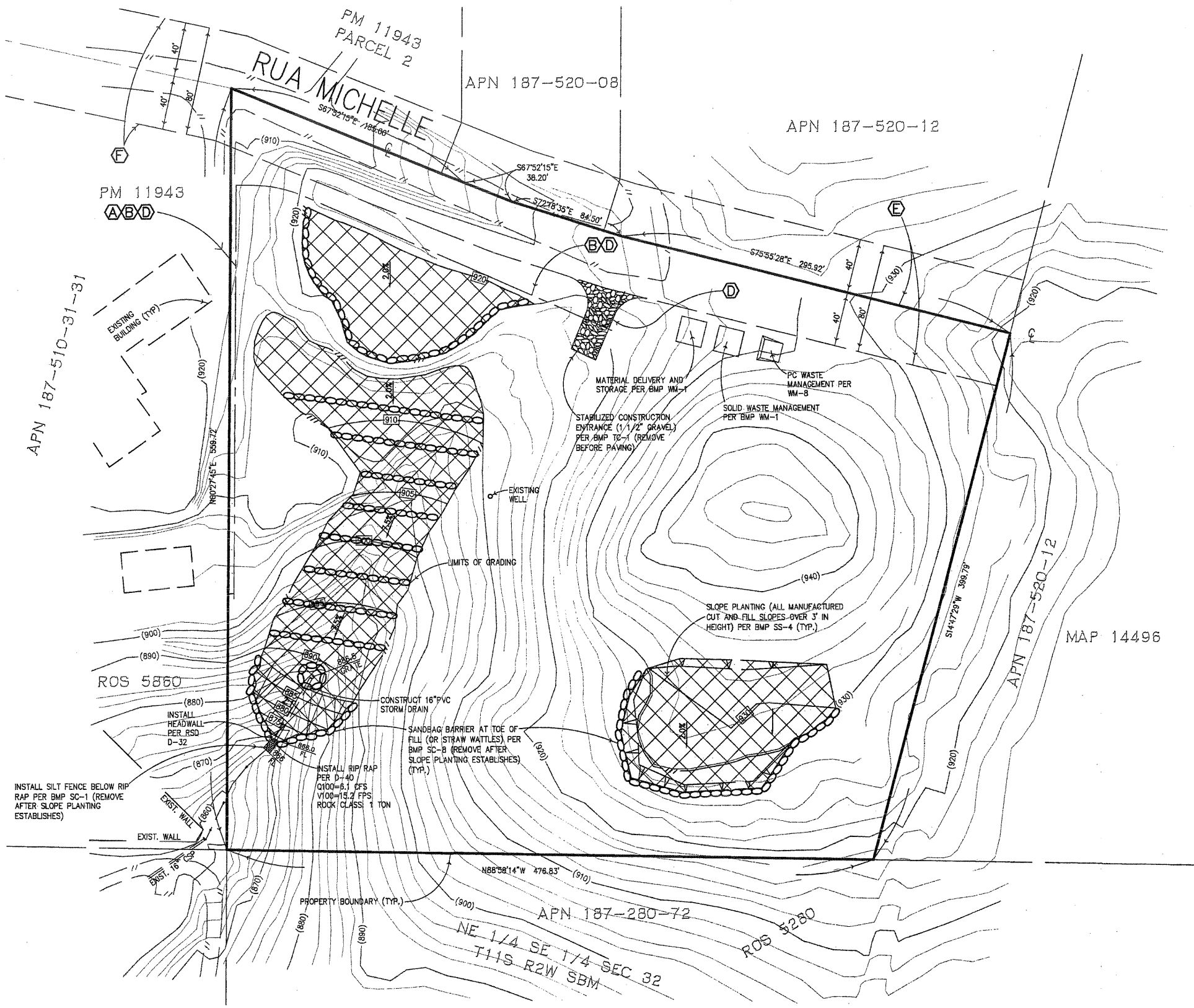
CREW ENGINEERING AND SURVEYING
5725 KEARNY VILLA ROAD, STE. "D"
SAN DIEGO, CA. 92123
(858) 571-0555
RONALD C. ASHMAN
RCE 34300 EXPIRES: SEPT. 30, 2009

COUNTY APPROVED CHANGES			BENCH MARK	
NO.	DESCRIPTION	APPROVED BY	DATE	DESCRIPTION
				DESCRIPTION: JSMO 001, SP226 PG 3&5 JESMOND DENE LOCATION: NAD83 E:8298024.395, NAD83 N:2009593.904 RECORD FROM: COUNTY OF SAN DIEGO DPW ELEVATION: 924.52 DATUM: NAD1929

PRIVATE CONTRACT		
SHEET 3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	4 SHEETS
GRADING PLANS FOR: 25569 RUA MICHELLE ESCONDIDO, CA. 92026 CALIFORNIA COORDINATE INDEX: 366-1737		
Approved For Douglas M. Isbell COUNTY ENGINEER	By: Ronald C. Ashman, R.C.E., 34300	Engineer of Work: By: GRADING PERMIT NO. L-14349

ENGINEER'S NAME: CREW ENGINEERING AND SURVEYING
PHONE NO. (858) 571-0555

AS SUB 7/20/0



NOTES:
1. FOR EASEMENT NOTES DESIGNATED WITH SEE SHEET 1.

CREW ENGINEERING AND SURVEYING
5725 KEARNY VILLA ROAD, STE. "D"
SAN DIEGO, CA. 92123
(858) 571-0555
RONALD C. ASHMAN
RCE 34300 EXPIRES: SEPT. 30, 2009

COUNTY APPROVED CHANGES			BENCH MARK	
NO.	DESCRIPTION	APPROVED BY	DATE	DESCRIPTION
				DESCRIPTION: JSMD 001, SP226 PG 3&5 JESMOND DENE LOCATION: NAD83 E:6298024.395, NAD83 N:2009593.904 RECORD FROM: COUNTY OF SAN DIEGO DPW ELEVATION: 924.52 DATUM: NAD1929

PRIVATE CONTRACT		
SHEET 4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	4 SHEETS
EROSION CONTROL FOR: 25569 RUA MICHELLE ESCONDIDO, CA. 92026 CALIFORNIA COORDINATE INDEX: 366-1737		
Approved For Douglas M. Isbell COUNTY ENGINEER	Engineer of works: Ronald C. Ashman R.C.E.: 34300	
By:	GRADING PERMIT NO. L-14349	

ER02-08-054 JN 1326

ENGINEER'S NAME: CREW ENGINEERING AND SURVEYING
PHONE NO. (858) 571-0555

AS SUB 7/20/06